

FARMINGTON CITY COUNCIL MEETING

May 2, 2017

WORK SESSION

Present: Mayor Jim Talbot, Councilmembers John Bilton, Brett Anderson; and Cory Ritz; City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, Chief Wayne Hansen, Chief Guido Smith, Youth City Councilmember Makenna Smith City Recorder Holly Gadd, and Recording Secretary Tarra McFadden; J.R. and Julie Collins, Avanti Assisted Living; Bob Murri, Ascent Construction; Troy Cook, FFKR Architects; Scott, Chartwell; Bob Springmeyer, Bonneville Research; Eric Isom, MIB Partners

Excused: Brigham Mellor, Doug Anderson

Councilmember **Cory Ritz** joined the meeting at 6:23 p.m.

Mixed Used / Office Park Planning Process

Staff is looking for input from Councilmembers about the mixed use and office park plans for the 220+ acre area north of Shepard Creek. Following the UDA planning charrette an illustrative plan was received. Councilmembers have expressed some angst about developers approaching with residential projects without office space. A healthy nonresidential property tax base is important for the City and Station Park.

City Development Director **David Petersen** proposed the conceptual adoption of the UDA plan as a Small Area Master Plan and through the use of Section 140 (11-18-140: Alternative Approval Process; Development Agreements) allow projects to apply and be reviewed piece by piece. This does not have the impact of a zone ordinance change, but provides a road map for development in the area. The Council would retain discretion about which projects would proceed. The Small Area Master Plan outlines mixed use with commercial properties along the anticipated Shepard Lane Interchange and ancillary retail near the business park.

David Petersen presented a tentative timetable for approving the Small Area Master Plan, Zone Text Amendment: regulating plan and block size, and various project master plans. The Small Area Master Plan could be before the Council on May 16 if desired. **Dave Millheim** noted that with the approval of the Small Area Master Plan roads and block sizes are fixed to allow the City to plan for necessary infrastructure.

Councilmembers expressed support for retaining discretion and the plan to control residential growth and encourage office/commercial development.

REGULAR SESSION

Present: Mayor Jim Talbot, Councilmembers John Bilton, Brett Anderson, Brigham Mellor and Cory Ritz; City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, Chief Wayne Hansen, Chief Guido Smith, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Doug Anderson

Councilmember **Brigham Mellor** joined the meeting at 7:50 p.m.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:08 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by Councilmember **John Bilton** and the Pledge of Allegiance was led by Councilmember **Brett Anderson**.

PUBLIC HEARING:

Local Consent for Harmons Full-Service Restaurant Liquor License

City Manager **Dave Millheim** recommended the approval of the Local Consent form to allow Harmons to utilize a liquor license in conjunction with its cooking school. Farmington Ordinance 6-5-170 allows the City to provide local consent for such applications, but public comment must be taken before the application is considered. The site plan for the store has been approved, and the store is the legal distance away from schools, churches, public libraries, playgrounds, and parks.

Mayor Jim Talbot opened the public hearing at 7:13 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Motion:

John Bilton moved to approve the Local Consent form for the Harmons Full-Service Restaurant Liquor License. **Cory Ritz** seconded the motion which was approved unanimously.

PRESENTATIONS:

Recognition of Holly Gadd for obtaining her Master Municipal Clerks (MMC) Certification

Holly Gadd was recognized for obtaining her Master Municipal Clerk designation from the International Institute of Municipal Clerks. Leigh Ann Warnock, Ephraim City Recorder, and Kim Read, Layton City Recorder, presented the award and noted that this achievement involves more than 240 hours of in class work, plus relevant experience hours. Assistant City Manager **Keith Johnson** complimented Holly Gadd noting that she is great to work with and is

conscientious about completing her responsibilities. Holly Gadd thanked the City for supporting her in obtaining the certification.

Farmington Legacy Triathlon

Aaron Biesinger, 864 West Country Lane, Farmington, presented information regarding a request to organize a triathlon in Farmington. **Aaron Biesinger** proposed that the swim portion would be held at Farmington Pond with a transition zone from swim to bike in the adjacent parking lot. The bike portion would be from the same parking lot down 100 East to State Street with a loop on the Rio Grande trail and back on the Legacy Trail. The bike portion would conclude with the route from Clark Lane to City Hall. The last leg, the run, would follow the Farmington Festival Days 5K route. **Aaron Biesinger** anticipates 250-400 racers and feels this would be beneficial to the residents as it will provide a unique opportunity to participate in a triathlon locally.

Councilmembers expressed some concerns about traffic impact, the event competing with Festival Days or overtaxing City Parks and Recreation staff. **John Bilton** expressed concern about holding the race without closing down the trails to other traffic.

Aaron Biesinger noted that traffic impacts would be minimal with the majority of the event completed in the early morning. The proposed event would ideally take place in July or August of 2018.

Park Lane Commons Discussion

The Developer requested that this item be removed from the agenda.

NEW BUSINESS:

Oakwood Homes Overnight Parking Request

Police Chief **Wayne Hansen** and Fire Chief **Guido Smith** presented information related to a request to no longer enforce the overnight parking ordinance on the streets inside the Avenues at Station Park development. Because of the difficulty it causes to plow crews as well as the public safety concerns for emergency response vehicles he recommended that the ordinance continue to be enforced consistent with its enforcement throughout the city.

City Planner **Eric Anderson** noted that Oakwood Homes met the parking requirements as outlined in the development agreement. Through Council discussion it was suggested that the portion of Clark Lane west of the roundabout could be used for diagonal parking. Councilmember **Cory Ritz** suggested that the County Fairgrounds may be an option for parking by permit.

Dave Millheim committed to speaking with Oakwood Homes to explore additional options for parking. Enforcement of the overnight parking ordinance will continue.

700 South Street Cross-Section Modification -Symphony Homes

Eric Anderson shared information from the staff report. The proposed Pheasant Hollow Subdivision was approved late last year and the applicant, Symphony Homes has begun building the 700 South road between 10 West and 50 East. However, there was a survey error discovered after the road improvements had begun and the road was constructed 6 inches north of the designed location. The applicant and their engineer worked with staff to arrive at four possible solutions contained in the packet.

Chris Cave, 5161 South 1500 West, Riverdale presented on behalf of Reeve & Associates and Symphony Homes. Because of a calibration issue between the GPS satellite and survey instrument the right-of-way was constructed in the wrong location. It is not feasible to relocate the roadway. **Chris Cave** asked that the Council consider allowing for a reduced park strip or a 4 foot pedestrian access easement. Both would allow the road to remain in the constructed location.

Councilmembers expressed concern that with the solutions offered, the City would take a loss for the developer's/engineer's mistake. Councilmembers suggested an agreement be reached which would compensate the City for the loss, but allow the development to move forward.

Motion:

John Bilton moved to table the recommendation for the 700 South Street Cross-Section Modification to a date in the future and direct staff to meet with Symphony Homes regarding the loss of square footage in the park strip and 6 inch difference impacting lot size and ask that Symphony Homes provide a compensation amount to the City for consideration.

Cory Ritz provided a second to the motion which was approved unanimously.

SUMMARY ACTION:

1. Approval of Minutes from April 18, 2017
2. City Investment Policy
3. Resolution Adopting the Tentative Budget for FY2017-2018

Brett Anderson moved, with a second from **Brigham Mellor**, to approve summary action items 1-3 as contained in the staff report.

The motion was approved unanimously.

OLD ITEMS:

Eagle Cove Transfer of Development Rights Valuation for Property Located on the NW Corner of Glovers Lane and 1100 West

Dave Millheim received a request to pull this item from the agenda due to late information provided which needs to be reviewed.

Motion:

Brigham Mellor moved to remove Eagle Cove Transfer of Development Rights Valuation for Property Located on the NW Corner of Glovers Lane and 1100 West from the agenda. **John Bilton** seconded the motion which was approved unanimously.

DISCUSSION ITEMS:

GOVERNING BODY REPORTS:

City Manager Report

Dave Millheim reminded Councilmembers of the Work Session scheduled for May 9, 2017 from 6-8pm.

Mayor Talbot & City Council Reports

Councilmember Brigham Mellor

Brigham Mellor reported that he and **Doug Anderson** interviewed Miss Farmington contestants for the service portion of the pageant and was impressed by the contestants and their accomplishments.

Councilmember Brett Anderson

Brett Anderson reported that he had been asked by a resident to explore the option of providing green waste pick-up within the City. **Dave Millheim** noted that it has been explored in the past but it was determined that the spring cleanup service and the free garbage day in the spring are sufficient services at this time.

Councilmember John Bilton

John Bilton asked for an update on the Alley Rose home. **Dave Millheim** noted that the City was still waiting for legal descriptions from UDOT and advised that if the Council would like further discussion they should opt to go into a closed session.

John Bilton expressed concern for the Haws Property and the status of the project moving forward. **Dave Millheim** shared that Rich Haws requested a work session with the council to discuss changes to his development agreement. All property owners were invited to the work session which is an open public meeting. **David Petersen** reviewed the changes and produced a summary of the items where a change was being requested by The Haws Company; subsequently Rich Haws asked that the Park Lane Commons Discussion item be removed from the agenda.

Councilmember Cory Ritz

No updates to report.

Mayor Jim Talbot

Mayor **Jim Talbot** requested an update regarding the extension agreements. **Dave Millheim** indicated that he would be meeting with Ernie Hill and **Chad Boshell** to discuss Mr. Hill's

property; **Dave Millheim** is still working on contacting the four remaining property owners that have not indicated whether they will be having the City complete the construction on the road, or whether they will have it completed by a contractor of their choosing.

Youth City Councilmember Makenna Smith, currently in the 9th grade was welcomed and introduced herself. She reported that she had just taken the Advanced Placement test for Environmental Science.

ADJOURNMENT

Motion:

At 9:05 p.m., **John Bilton** moved to adjourn the meeting.

Holly Gadd, City Recorder

Posted May 23, 2017